



## **FINAL REPORTS REQUIRED**

### **Effective November 19, 2003**

The City of Las Vegas began requiring that finished floor elevation certificates and drainage compliance reports are required prior to the #120 and #140 inspections (respectively).

As per the 2003 Southern Nevada Building Code Amendments to the International Building Code:

**J105.2.1 Completion of Work - Final Reports:** At various stages of completion of work, reports, certifications, and verifications as required by the Designated Official, the Uniform Regulations for the control of Drainage, and the International Building Code shall be provided and approved by the Designated Official. The report shall be in a format acceptable to the Designated Official.

**J105.2.1.1 Final Grading Report:** Upon completion of pad grading (or foundation construction) and prior to a footing or foundation inspection, a Final Grading Report shall be provided by an approved agency. Grading (or foundation construction) shall be observed and tested by an approved agency. At the option of the Building Official, a Pad Certification Report submitted in accordance with Section J105.2.1.2 may be accepted as an interim report prior to a footing or foundation inspection. A Final Grading Report will then be required prior to receiving a final inspection.

The Final Grading Report itself will contain all applicable test data and analysis of the data. Specific project information is also required if there were any changes to the geotechnical report of record or unusual circumstances encountered during grading. The report shall also include all following information:

1. Compaction test results, requirements, locations, and depth of backfill at test locations
2. Moisture density values and curves that include classifications for all soils used in the grading operation
3. Description of structure or pad including the proposed use
4. Grading plan showing approximate locations of tests, dates, and depths of over-excavation observations, original contours, and finish pad elevations
5. Swell and solubility test requirements and results. This information shall be provided if required by the geotechnical report of record, elsewhere in the code, or if imported soils were utilized.
6. Type of foundation system applicable to work being certified (i.e., spread footings, strip footings, combination footings, drilled shafts, etc.)
7. Import material used, source of import, and tests indicating compliance with the geotechnical report of record recommendations and classification in relation to IBC Table 1904.3
8. A statement describing the process of pad grading. Where applicable, this shall include but not be limited to, the minimum depth of over-excavation, blending operations, the use of import soils, nested aggregate, organics encountered, and removal of unsuitable soils.
9. The preceding requirements shall be presented for each pad or structure being certified.

The Final Grading Report remains valid for a maximum of six months after the completion of grading. The six-month period begins at the first test date of the final test of the final lift of the structural pad. Once expired, a Pad Recertification report is required.

**J105.2.1.2 Pad Certification Report:** This letter/report is used as an interim document until a Final Grading Report is completed (i.e., a Final Grading Report for the entire project or a particular phase(s) of a project). The approved agency shall prepare this report signed by a registered design professional and certifying that the grading and earthwork are complete and substantially comply with the requirements of the geotechnical report of records including any approved supplements or addendum. Specific project information

is also required if there were any changes to the geotechnical report of record or unusual circumstances encountered during grading.

**J105.2.1.3 Finished Floor Elevation Certificate:** A Nevada Professional Land Surveyor shall certify the lowest habitable finished floor elevation to the elevation on the approved plans upon completion of the slab inspection and placement or the placement of the final construction form for the finished floor. All certifications required by this section shall be provided to and accepted by the Building Official prior to performance of any additional inspections. The minimum finished floor elevation shall comply with the approved plans and the allowable tolerance shall be minus (-) 0.0 feet to plus (+) 0.3 feet of the finished floor elevation detailed on the approved plans.

**J105.2.1.4 Drainage Compliance Report:** Upon completion of final grading, and prior to the final building inspection, a statement of compliance for drainage shall be provided by the registered design professional of record or the developer when approved by the Building Official.

This report shall state that site conditions at the time of final construction provide positive drainage in compliance with approved drainage plan or the plot and grading plan.

When engineered drainage features, facilities, or structures are required by the approved plans, the registered design professional of record shall verify that installed and constructed elements are in compliance with the approved plans. This includes site detention, lot-to-lot drainage, and drainage conveyance devices.

**J105.2.1.5 Notification of Noncompliance:** If in the course of fulfilling their respective duties under this appendix, the registered design professional or approved agency finds that the work is not being done in conformance with this appendix or the approved plans, the discrepancies shall be immediately reported in writing to the contractor, the permittee, and to the Building Official.